

**Borough of Watchung
Board of Adjustment Meeting
November 10th, 2016**

Minutes

Chairman Cronheim indicated there was a quorum to conduct business. The Chair stated that this meeting was being held in compliance with N.J.S.A. 10:4-6 of the open public meetings law and proper notification of this meeting has been made.

Salute to the flag.

Chairman Cronheim called the meeting to order at 7:36pm. Salute to the flag. The Chair called for a roll call. Present at the call of the roll were:
Fechtner (X) Hunsinger (X) Dallas (X) Brown (X) Kita (A) Panzarella (X)
Bell (X) Lauerman (A) Cronheim (X) Also present were Board Engineer Dave Stires and Zoning Officer Edward Bennett.

APPLICATION BA16-08 Justin & Laura Salton

38 Beechwood Place Block 2601 Lot 10

Addition

Variance relief (28-405D) Bldg. coverage of 20.8% where 20% allowed

Existing variance relief for total side yards of 11' where 18' required. (28-404D)

Existing variance relief for Side yards of 6.5' and 4.5' where 8' minimum required

Existing variance relief for lot area of 11,250 sq. ft. where 15,000 sq. ft. required.

Any and all variances associated with this application as needed.

Applicants Justin and Laura Salton were present and sworn in by Mr. McDonald.

Mr. Bennett said that the applicants had a slight increase in impervious lot coverage, and some existing variances. (see above). Mrs. Salton explained that the variance requested is for 90 square feet to create a dinette area so that there is a place to have meals, and will increase the living space for their growing family. Mrs. Salton explained that they are also adding a second floor addition to the home, which has already been permitted. The home would be more conforming with the homes on Beechwood Place with this addition completed. The board agreed it made no impact on the other homes on the street, due to the fact that this added square footage was in the rear of the property. Chairman Cronheim opened up to the public, but seeing no one, closed the public portion of the application. Hearing no more discussion from the board, Mr. Hunsinger made a motion to approve, seconded by Mr. Brown.

Roll call vote:

Fechtner (yes) Hunsinger (yes) Dallas (yes) Brown (yes) Panzarella (yes)

Bell (yes) Cronheim (yes)

The motion carried.

Approval of Minutes of October 13th, 2016. Mr. Bennett said he misstated on the minutes the square footage for occupants. He said it should read 70 sq.ft. required for

one occupant, and if there is more than one, it drops to 50sq.ft. for each occupant. Motion was made to approve with this change by Mr. Bell, seconded by Chairman Cronheim and approved by voice vote.

RESOLUTION BA16-R10

Application BA16-05 Donna Caira
72 Hillcrest Road Block 4301 Lot 6
Accessory Apartment

Chairman Cronheim said this application was denied. Mr. Bell made a motion to accept the resolution, seconded by Mr. Panzarella. Roll call vote:

Panzarella (yes) Bell (yes)

Motion was approved.

REQUEST- Watchung PTO Signs for Valley View Boutique 11/11/16 through 11/19/16

Hearing no discussion, the Board approved by voice vote.

Warren/Watchung Hills Lacrosse Club 11/11/16 through 12/11/16

Hearing no discussion, the Board approved by voice vote.

Chairman Cronheim adjourned the meeting until the next regular meeting of December 8thth, 2016.

Respectfully submitted,



Carolyn Taylor
Board of Adjustment Clerk